



Hurlstone Park

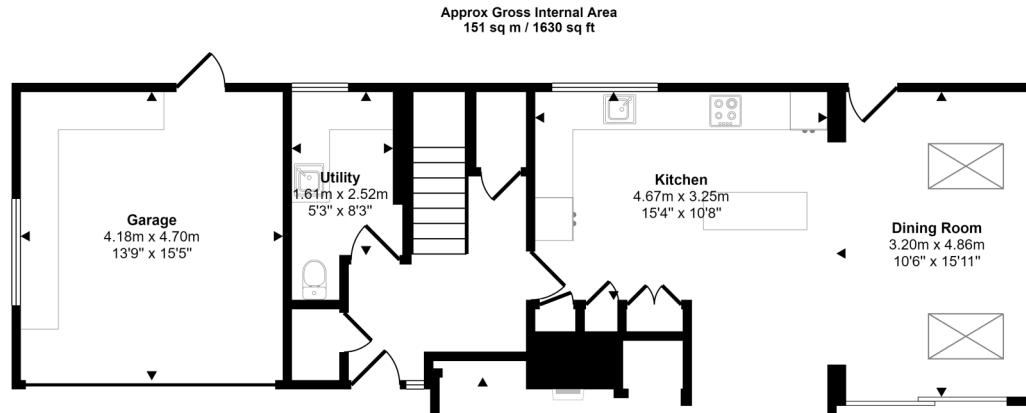
Porlock TA24 8JB

OIEO: £600,000 Freehold



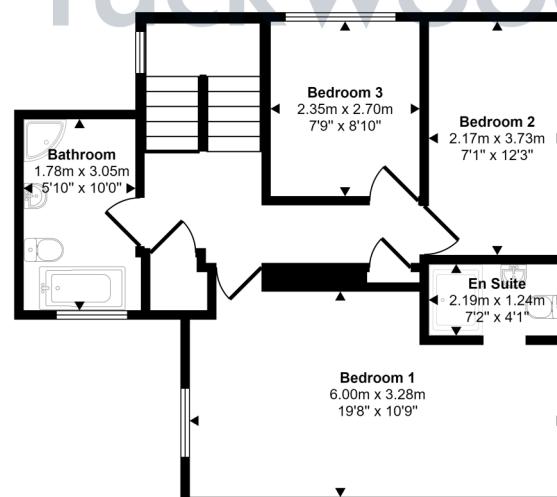
**Wilkie May
& Tuckwood**

Floor Plan



Wilkie May
& Tuckwood

Ground Floor
Approx 96 sq m / 1035 sq ft



First Floor
Approx 55 sq m / 595 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A very attractive and beautifully presented three-bedroom detached house situated on the outskirts of the sought after Exmoor National Park village of Porlock.

Of cavity wall construction under a pitched roof, this lovely property has been extended and updated by the current owner to provide light and airy accommodation throughout with the benefits of a utility room/cloakroom, a stunning kitchen, a very large master bedroom with en-suite, a double garage with off road parking and attractive gardens.

Situated within easy reach of the stunning surrounding countryside and beaches at Porlock Weir and Bossington, internal viewing is highly recommended.

- Quality fittings throughout
- 3 bedrooms one with en-suite
- Double garage with parking
- Attractive gardens
- Close to lovely walks



Wilkie May & Tuckwood are delighted to be able to offer this beautifully presented detached house.

The accommodation comprises in brief: entrance through front door into hallway with storage cupboard, stairs to the first floor and door to a fitted utility/cloakroom. A door also leads through to the living accommodation which although open plan, has distinct zones. The kitchen is fitted with modern wall and base units, butler style sink incorporated into work surface with tiled surrounds and a range of integrated appliances to include a slide and hide double oven, hob with extractor hood over, fridge freezer and a large walk-in larder. The dining area forms an extension to the side of the property and is a lovely, light area with two velux windows, a window to the side, door to the rear and sliding doors leading out to the garden. The lounge is a spacious area with windows to the dining and living rooms.

To the first floor there is a large landing area with two storage cupboards and doors to the bedrooms and bathroom. The master bedroom is a large, triple aspect room with a modern en-suite shower room. Bedroom two has a window to the side and bedroom three, to the rear. There is also a modern bathroom fitted with a four-piece suite.

Outside, the property is approached over a driveway providing parking for several vehicles leading to the garage which has power, light, plumbing and an electric door. There is also a good-sized area of garden to the front of the property predominantly laid to lawn with inset flower beds. There is access around both sides of the property to the gardens where there is a lawned area, mature trees and shrubs, a small vegetable garden, a greenhouse and shed. There is also a lovely, sun trap patio accessed from the front and side and sliding doors to the garden.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water, mains electricity, mains drainage and oil fired central heating.

Local Authority: Somerset Council, Deane House, Belvedere Road, Taunton TA1 1HE

Property Location: [///softest.scaffold.talent](https://softest.scaffold.talent) **Council Tax Band:** F

Broadband and mobile coverage: We understand that there is likely mobile coverage. The maximum available broadband speeds are 80 Mbps download and 20 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: Low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely

Groundwater: Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

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Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



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WM&T